



**AR 19-0008**  
Tualatin Industrial Park  
11040 SW Tualatin-Sherwood Road

**ARCHITECTURAL REVIEW BOARD**  
January 22, 2020



# Tonight's Presentation

1. Site Background
2. Applicable Criteria:
  - Procedures
  - Site Design
  - Landscaping
  - Tree removal
  - Parking
  - Waste and Recycling
3. Conclusion and Recommendation



# Site Background



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# Architectural Review (TDC 33.020)

**Architectural Review (Type III quasi-judicial decision process):** Approval criteria limited to “Architectural Features” (TDC Chapter 73A through 73G):

- Architecture;
- Pedestrian and Bicycle Circulation;
- Parking Lot;
- Landscaping;
- Trash Plan; and
- Lighting.

**Public improvements** are reviewed through a separate but related City Engineer’s Decision (PRF 19-0008).



# Development Standards

**The application demonstrates the proposal complies with requirements for the General Manufacturing (MG) zone:**

- Permitted uses
- Heights
- Setbacks (as conditioned)

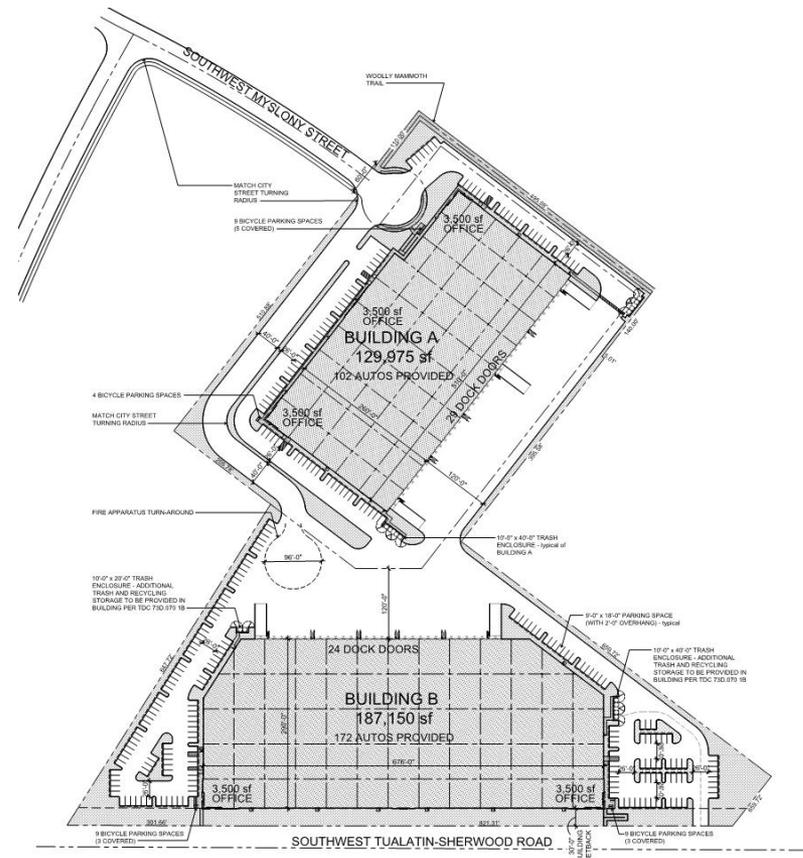
STANDARD	REQUIREMENT	MIN. PROPOSAL
<b>Setbacks:</b>		
<i>Front</i>	30 ft	21 ft
<i>Side</i>	0-50 ft	>50 ft
<i>Rear</i>	0-50 ft	>50 ft
<b>Building Height:</b>	60 ft	41.5 ft



# Site Design

The application demonstrates the proposal complies with objectives for:

- Creating areas of visual interest for occupants and visitors;
- Attractively designed development and streetscapes;
- Building elements that respond to function, land form, identity, image, orientation, climactic factors.



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# Site Design: Building A



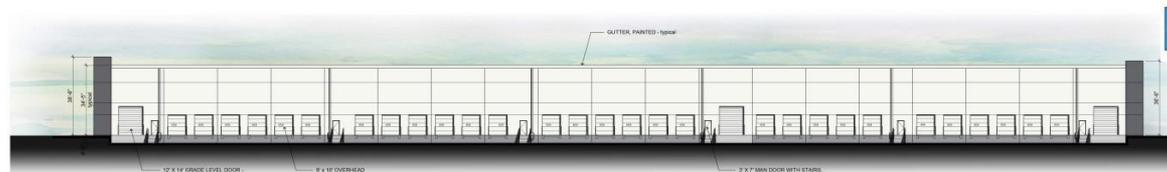
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

	<p>1 TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE</p>
	<p>2 TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN</p>
	<p>3 TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY</p>
	<p>4 TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY</p>
	<p>5 1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS</p>

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# Site Design: Building B



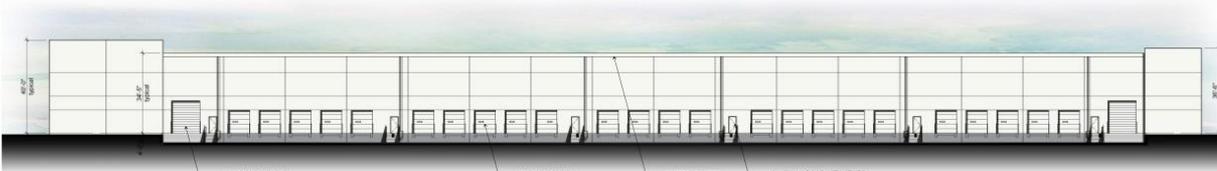
SOUTHEAST ELEVATION



WEST ELEVATION

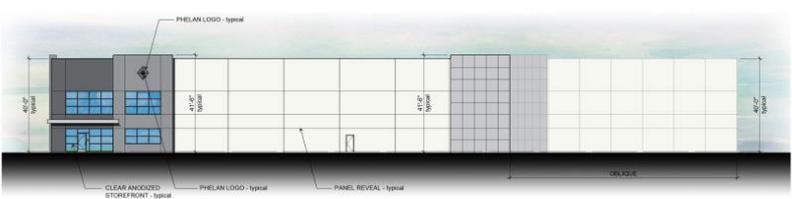


SOUTHWEST ELEVATION



NORTHWEST ELEVATION

	<b>P 1</b> TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
	<b>P 2</b> TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	<b>P 3</b> TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
	<b>P 4</b> TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
	<b>G 1</b> 1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS



NORTHEAST ELEVATION



NORTH ELEVATION

	<b>P 1</b> TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
	<b>P 2</b> TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	<b>P 3</b> TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY

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# Site Design Cont'd



SW MYSLONY



SW TUALATIN-SHERWOOD



SW TUALATIN-SHERWOOD



SW TUALATIN-SHERWOOD

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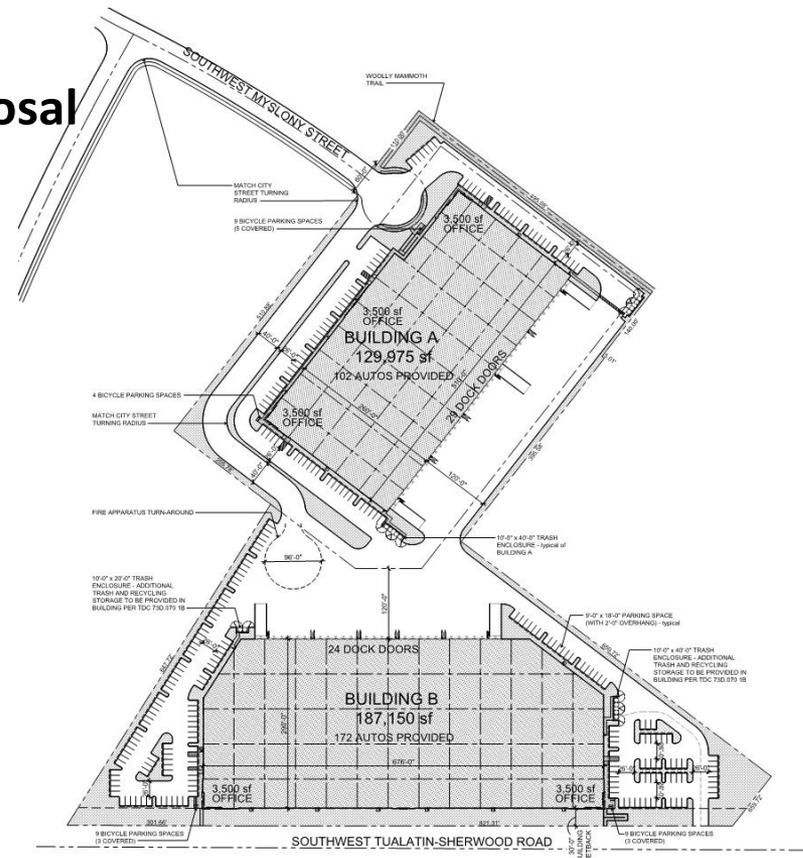
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# Site Design (TDC 73A)

The application demonstrates the proposal complies with requirements for:

- Onsite pedestrian and bike access
- Windows
- Lighting
- Safety and security
- Storage and screening



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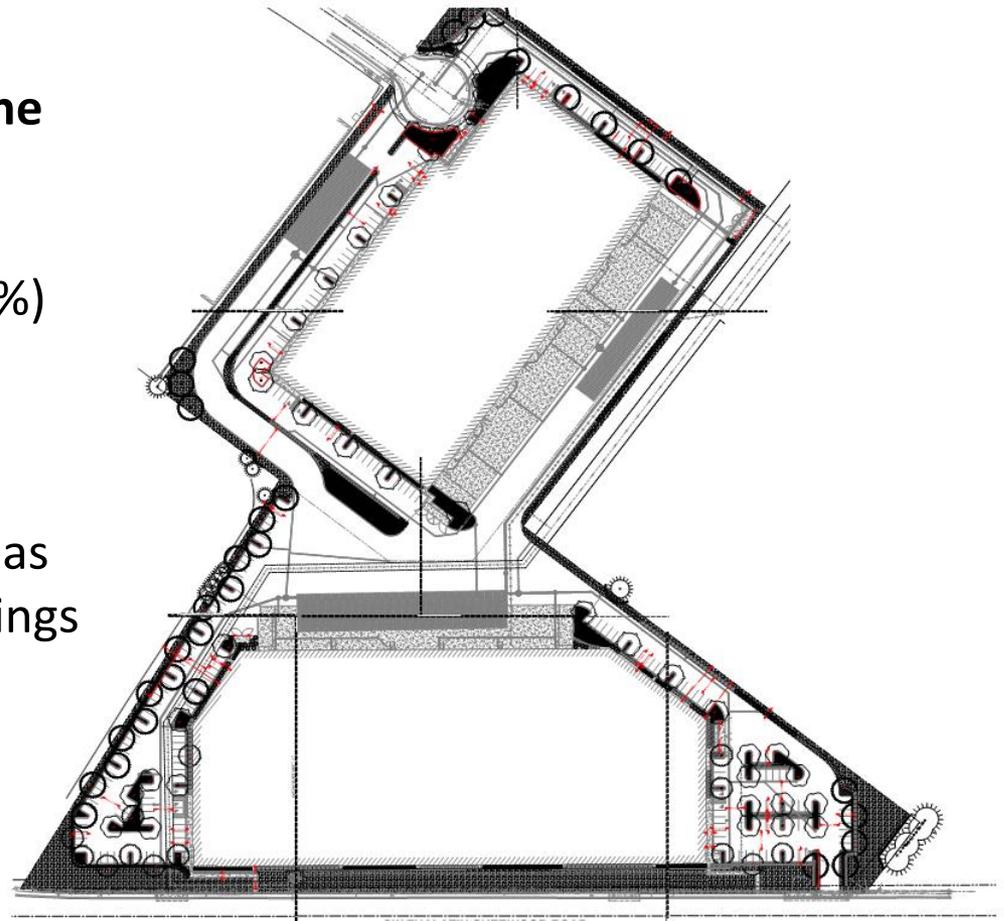
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# Landscaping Standards (TDC 73B)

**The application demonstrates the proposal complies with requirements for:**

- Minimum landscape area (15%)
- Landscape buffers
- Tree preservation
- Irrigation
- Revegetation of disturbed areas
- Minimum standards for plantings

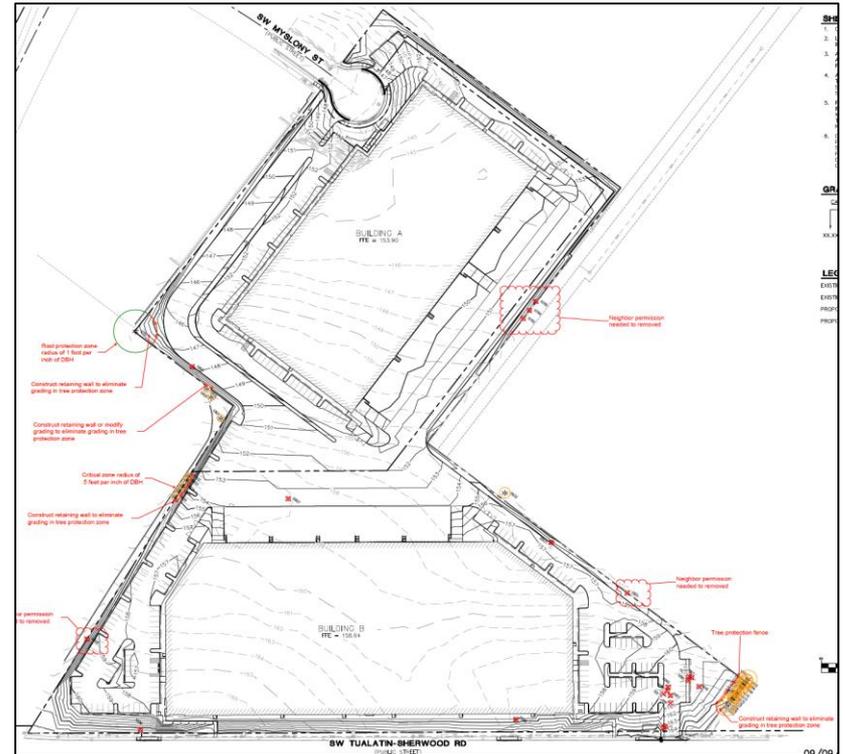




# Tree Removal (TDC 33.110)

## The application provides:

- Tree removal justified by either
  - Need for development or;
  - Health/condition of tree.
- The application includes a tree preservation plan and arborist report.

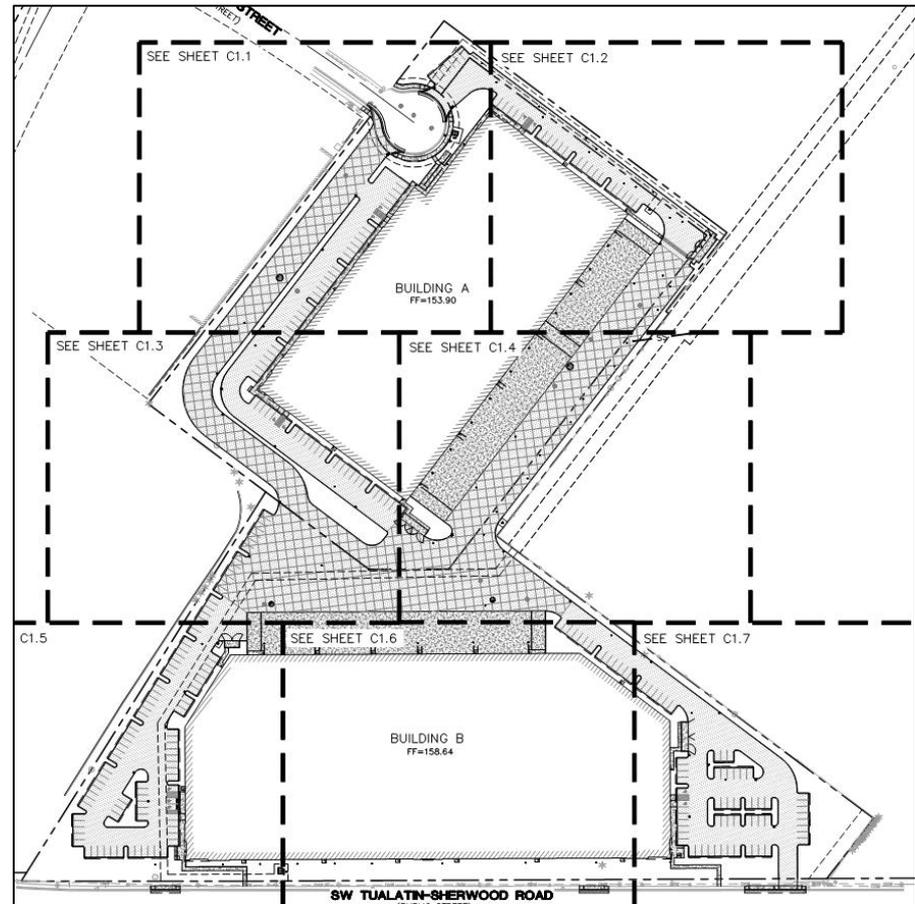




# Parking Standards (TDC 73C)

The application demonstrates the proposal complies with requirements for:

- Minimum/maximum vehicle parking spaces for office use (274 spaces proposed, 264 required)
- Bike parking (32 spaces required)
- Parking and drive aisle standards
- Loading berth standards
- Parking lot landscaping
- Walkway standards



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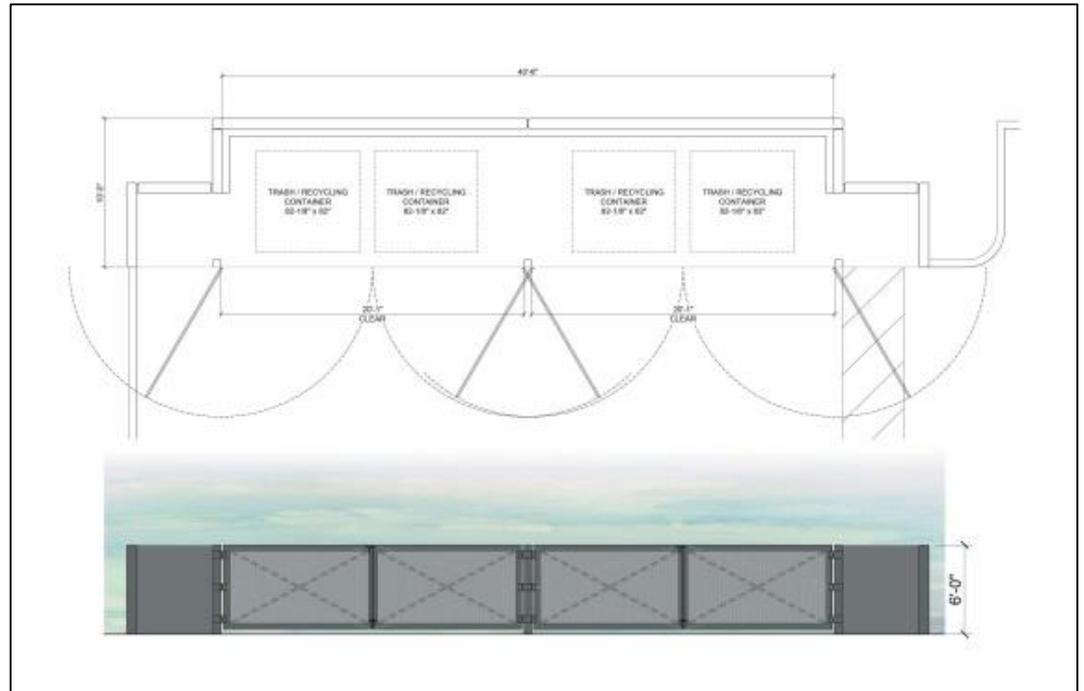
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# Waste and Recyclables (TDC 73D)

The application demonstrates the proposal complies with requirements for:

- Minimum waste and recyclables storage area
- Location
- Design and screening
- Access





# Conclusion and Recommendation

- The findings demonstrate that the proposed development meets the applicable criteria of the Tualatin Development Code with the recommended Conditions of Approval.
- Therefore, staff respectfully recommends approval of the subject Architectural Review application (AR 19-0008), as conditioned.
- Questions?